

AFRICA ATLANTIC FRANCHISE FARMS LTD GHANA

SOCIAL IMPACT ASSESSMENT FOR LARGE SCALE FARMING PROJECT

Draft Report

August 2013

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EXECUTIVE SUMMARY

African Atlantic Franchise Farms (AAFF) is a Ghanaian registered Private Commercial Farming venture formed in 2009 with the objective of undertaking the commercial production (plantation) of maize in Ghana. The company has secured a 50 year lease of 10,497 hectares (25,927 acres) of arable land at Aframso in the Afram Plains of the Kwahu North District and intends to rely on the Volta Lake to irrigate its crops. The company also seeks to expand their farming activities going at Agbokpakope in the Kwahu North district, Eastern Region. In particular, AAF has identified the concept of developing the communities in and around the project area namely, Agbokpakope, Ahiatrogakope, Adzadukope, Georgekope, Everydaykope, Kwameboi, Agumanikope and Aframso who currently fall within the proposed project site. AAFF has cultivated a 17 hectare test farm on its acquired plot and seeks to cultivate a variety of crops aside the maize cultivation which is currently on-going. This study is being conducted on 2,000 hectares of its total land area of 10,000 hectares which shall be cultivated within the next two years. As a result, the Social Impact Assessment (SIA) report has been compiled as part of the contract awarded to ACDI/VOCA-ASI and subcontracted to Praisel Consulting Limited

The objectives of the assignment is to conduct a Social Impact Assessment (SIA) and undertake a socio-economic evaluation of the project corridor to determine potential impacts of the project on poverty reduction, employment generation and other parameters for the socio-economic well-being of the impacted communities

The main activities for the SIA involved data collection of household members, consultations with stakeholders, data collation and analysis. Collection of both primary and secondary data was done using qualitative as well as quantitative methods. Analysis was done using manual methods, MS Excel and Statistical Package for Social Scientists (SPSS).

A number of national policies, laws, regulations and guidelines that guide relevant environmental, social and economic issues regarding large scale projects in Ghana were used for the report. These regulations, policies, laws and guidelines identified include

- National Environmental Policy of Ghana
- Ghana Laws on compulsory Acquisition
- Farm Lands (Protection) Act 1962 (Act 107)
- The State Lands Act 1960 (Act 125 as Amended)
- Administration of Lands Act 1962, Act 123
- The Ghana Land Policy, 1999

- IFC's Performance Standards on Environmental and Social Sustainability
- IFC Environmental, Health and Safety (EHS) Guidelines
- Environmental Assessment

The laws and regulations provide the relevant instruments for the effective management of the agricultural sector and proper institutional coordination.

AAFF is located within the Kwahu North District in the Eastern region of Ghana and based on the shore allowing access to water for irrigation and large scale transport of goods to and from the Lake Volta port at Akosombo. The land acquired for the proposed project is a wide stretch of degraded woodland with scattered parcels of a few small subsistence farms. Tree species appear slightly denser along channels of streams, some of which are seasonal. The major communities in the project area are located along the shores of the lake with fishing as their major economic activity. The Company is backed by a seasoned, Africa-focused, international management team, with decades of experience in Africa business and commercial farming:

The study gathered background information about the impacted communities as well as the District in which the communities resides. The exercise took place in eight communities namely; Ahiatrogakope, Adzadukope, Agbokpakope, Aframso, Georgekope, Everydaykope, Kwameboi (Deman) and Akumanikope. The secondary data gathered discovered the main economic activities, location & size, Climate and demographic characteristics of people within the district.

A total of one thousand, three hundred and forty eight (1,348) people were captured in household survey for the exercise. This was made up two hundred and nineteen (219) respondents and one thousand, one hundred and twenty-nine (1,129) members from the respondents' household. Notably, the bio data captures the demographic characteristics of the respondents (219) separately from their household members (1,129). The study aimed at capturing the household heads in order to obtain adequate information as possible but in the absence of the household heads, other representatives of the households were interviewed.

The project gathered that the age group of respondents were varied ranging from below 20 years to over 70 years. Nearly 80 percent of the respondents comprising 55.7 percent males and 23.3 percent females formed the active working class of 20 to 50 years. The highest educational level of the respondents was generally low as almost 43 percent had no formal education at all and 27.4 percent had attained up to the primary level at the time of the survey. Respondents with the highest education background constituted 0.9 percent who completed the teacher training. Whist 2.3 percent males attained the SHS/Sec level, 0.9 percent attained the vocational level. Exactly 47 percent

of the respondents were married whilst 1.8 percent was single. Quite a significant number (37.9%) of the respondents were also consensually united. The most dominant religion at the study area was Christianity (83%)

As regards employment status, the data showed that most (92.2%) of the respondents were self-employed with the rest being employees (5.5%), family hands (0.5%) and unemployed (1.4%). Most (89.5%) of the respondents had some rights to crop lands and the methods through which the respondents used in obtaining the rights included; Land right granted by herdman/chief, rent, subletting, informal use of unoccupied land and gift to be used for a short time. Other assets owned by the respondents included huts which are mostly roofed with thatched and other domestic assets such as beds, furniture, plastic chair, television, DVD players, electric irons etc.

The most predominant agricultural practices in the area were mainly farming and was practiced on subsistence basis with equipment like hoe and cutlass. The system of cropping engaged by the farmers were land rotation, mixed farming, mixed cropping and mono cropping. Other agricultural practices were charcoal burning, fishing and livestock rearing.

As part of the exercise, Focus Group Discussions were held with 3 main groups; traditional rulers / opinion leaders, women's' group and the youth in all the eight (8) communities. Names and other details of the participants were compiled and pictures taken to that effect. Details of consultation are attached in the appendices.

The impacts of the project, both the positive and negative impacts were identified as well as mitigation to the negatives. The positive impacts included employment creation, increase in income, increase in income levels, good relation between AAFF and community members, children will be encouraged to go to school and enhance good environmental and sanitation. The possible negative impacts the project is likely to cause as suggested by the respondents were also as follows: difficulties for livestock farmers to graze their livestock, displacement of farmers, limited access routes in the communities, insecurity of livestock, potential air pollution and public health risks. By way of mitigation, suggestions made included: fencing of farms, reduction of the size of AAFF farm size, creating alternative routes, reduction in air pollution and mitigation against risk of public health.

ACRONYMS

ACDI/VOCA	Agricultural Corporative Development International/ Volunteers In Oversees Corporative Assistance
AFFF	Africa Atlantic Franchise Farms
ASI	Agribusiness Systems International
EHS	Environmental, Health and Safety
EIA	Environmental Impact Assessment
EPA	Environmental Protection Agency
FGDs	Focus Group Discussion
GOG	Government of Ghana
GOG	Government of Ghana
JHS	Junior High School
IFC	International Finance Corporation
IPs	Indigenous People
LI	Legislative Instrument
MoFA	Ministry of Food & Agriculture
MSLC	Middle School Leaving Certificate
NEAP	National Environmental Action Plan
NGO	Non Governmental Organisation
PAPs	Project Affected Persons
SIA	Social Impact Assessment
SPSS	Statistical Package for Social Scientists
SHS	Senior High School
Tech/Voc	Technical/Vocational
VGs	Vulnerable Groups

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1.0 INTRODUCTION

African Atlantic Franchise Farms (AAFF) seeks to expand their farming activities going at Agbokpakope in the Kwahu North district, Eastern Region. In particular, AAF has identified the concept of developing the communities in and around the project area namely, Agbokpakope, Ahiatrogakope, Adzadukope, Georgekope, Everydaykope, Kwameboi, Agumanikope and Aframso who currently fall within the proposed project site. The AAF also seeks to cultivate a variety of crops aside the maize cultivation which is currently on-going. As a result the Social Impact Assessment (SIA) report has been compiled as part of the contract awarded to **ACDI/VOCA-ASI** and subcontracted to Praisel Consulting Limited

1.1 Background

The Company is a Ghanaian registered Private Commercial Farming venture formed in 2009 with the objective of undertaking the commercial production (plantation) of maize in Ghana. The company has secured a 50 year lease of 10,497 hectares (25,927 acres) of arable land at Aframso in the Afram Plains of the Kwahu North District. AAFF intends to rely on the Volta Lake to irrigate its crops. AAFF has cultivated a 17 hectare test farm on its acquired plot. This study is being conducted on 2,000 hectares of its total land area of 10,000 hectares which shall be cultivated within the next two years. AAFF is backed by a seasoned international management team with decades of experience in Africa and commercial farming. With a completely separate legal entity and financing, Africa Atlantic Holdings Ltd is organizing ground-breaking initiatives to protect the environment and train local farmers as entrepreneurs:

- Africa Atlantic is committing funds to create a world-class center for the agricultural innovation in West Africa. Additional funds have been used to organize the Agribusiness Knowledge Center, in collaboration with Harvard University, which is AA's innovative social and environmental impact program for small farmers and the agribusiness industry of Ghana and West Africa. AAFF is teaming-up with experts from Harvard University and local African institutions to design robust environmental and social impact programming for the enterprise.
- The Agribusiness Knowledge Center will convene stakeholders from the private, public, and NGO sectors to conduct research and training in best practices. The Center will help recruit and train leaders for the 21st Century, as well as support and empower today's small farmers and their families
- Africa Atlantic has engaged ASI, a leading U.S. agricultural NGO with a strong Ghana presence, to conduct its Environmental and Social Impact Assessment.

1.3 Study Objectives

The objectives of the assignment is to conduct a Social Impact Assessment (SIA) and undertake a socio-economic evaluation of the project corridor to determine potential impacts of the project on poverty reduction, employment generation and other parameters for the socio-economic well-being of the impacted communities.

1.4 Scope of the study

The scope of the social component is to incorporate measures for the protection of the environment or to mitigate adverse social impacts and also procure on behalf of AAF Environmental Permit for the farming activities and extension of their farming activities; to define mitigation measures, and potential impact on poverty reduction and socio economic development of the zone.

1.5 Methodology

The main activities undertaken as part of the Environmental and Social Impact Assessment included: a reconnaissance study; secondary and primary data collection, consultations with key stakeholders, manual data collation and analysis as well as electronic data analysis.

1.5.1 The Reconnaissance Tour

The ESIA team began the assignment with a reconnaissance trip to the project area on March 12-13, 2013 trip to the project sites; Agbokpakope and its surrounding communities. The purpose of the trip was to identify the various stakeholders/farmers who are likely to be affected one way or the other in the course of the project implementation. In addition to the people who were involved in various activities in the vicinity of the farming activity, information was obtained on traditional rulers who govern the various communities. The trip was followed by a commencement meeting with opinion leaders from the area which also served as an opportunity to inform Project Affected Persons (PAPs) about the planned data collection exercise through their representatives.

1.5.2 Data Collection

A blend of qualitative and quantitative methods has been used to collect and analyze data from secondary and primary sources. The main methods used for data collection were:

1.5.3 Review of Secondary data

Relevant documents obtained from various sources such as the Internet and other sources were reviewed. This yielded useful project background information, and relevant information on the social setting of the project.

1.5.4 Baseline Survey

A sample size of two hundred and nineteen (219) respondents was randomly selected from the surrounding communities to conduct a baseline socio-economic survey. The household data gave background information such as age, sex, educational attainment, marital status, nationality, ethnicity, household sizes, major and minor occupations as well as income and expenditure levels. Other data gathered helped to determine the potential impact of the project on poverty reduction, employment generation and other parameters for the socio-economic well being of the impacted communities.

The communities in which the questionnaires were administered fall under the Kwahu North district. Altogether data was collected from eight (8) communities namely: Agbopkakope, Ahiatrogakope, Adzadukope, Aframso, Georgekope, Everydaykope, Kwameboi, Agumanikope. Aframso had the highest number of respondents representing 28.3 percent, followed by Agbopkakope representing 21.5 percent and the least being Adzadukope representing 3.2 percent. Communities which had below 20 percent of the total respondents were Ahiatrogakope (7.8%), Akumanikope (6.8%), Everydaykope (12.3%), Georgekope (8.7%), Kwameboi (11.4%).

As part of the consultations, meetings were also held with the traditional rulers and opinion leaders in the area as well as separate groups of youth and women in the communities.

1.5.5 Data Analysis

While the collation of qualitative data from the Focus Group Discussion (FGD) was manually done, the analysis of all the quantitative data was done with the Statistical Package for Social Scientists (SPSS) and Microsoft Excel.

2.0 LEGAL AND REGULATORY FRAMEWORK

There are a number of national policies, laws, regulations and guidelines that guide relevant environmental, social and economic issues regarding large scale agricultural projects in Ghana. The laws and regulations also provide the relevant instruments for the effective management of the agricultural sector and proper institutional coordination. These regulations, policies, laws and guidelines identified include:

2.1 *Environmental Policies, Legislation, and Standards and Guidelines*

2.1.1 National Environmental Policy of Ghana

In Ghana, sustainable development and enhancement of natural and human resources are part of the Government's policy on environment which is outlined in the Ghana National Environmental Action Plan (NEAP). The environmental policy of the Government of Ghana (GOG) seeks to:

- a) Maintain ecosystems and ecological processes essential for functioning of the biosphere;
- b) Ensure sound management of natural resources and the environment;
- c) Adequately protect human beings, animals and plants and their biological communities and habitats against harmful impacts and destructive practices, and preserve diversity;
- d) Guide development in accordance with quality requirements to prevent, reduce and as far as possible, eliminate pollution and nuisances;
- e) Integrate environmental considerations in sectorial, structural and socio-economic planning at national, regional and district levels;
- f) Seek common solutions to environmental problems in West Africa, Africa and the World at large.

The Environmental Policy aims to ensure that a preventive approach is adopted in the pursuit of sound environmental management. The main preventive tool envisaged in the policy is the environmental impact assessment (EIA).

2.2 *Ghana Laws on Compulsory Acquisition*

Ghanaian Law provides that involuntary acquisition of private property must be done in accordance with laid down statutory procedures.

2.2.1 Constitution of the Republic Of Ghana

The Constitution of the Republic of Ghana (1992) upholds the principle of private ownership of lands. Adequate safeguards from deprivation of private property rights have been provided for, in the 1992 Constitution. Even the state's inherent powers to compulsorily taking possession of or acquiring private property rights have been reconsidered and somewhat controlled. Article 20 of the constitution prescribes that under no circumstance should private properties be compulsorily taken unless there are weighty and justifiable grounds for such acquisition, which invariably must be in the public interest. It is expressly provided in 20 (Section 1(a) and Section 1 (b)) that "No property of any description or interest or right over any property shall be compulsorily taken possession of or acquired by the state unless: (i) The taking of possession or acquisition is necessary in the interest of defence, public safety, public morality, public health, town and country planning or development or utilization of property in such a manner as to promote public benefit and (ii) the necessity for the acquisition is clearly stated and is such as to provide reasonable justification for causing any hardship that may result to any person who has an interest in or right over the property."

Section 2 (a) notes that sufficient provision must be made for the prompt payment of fair and adequate compensation and Section 2 (b) indicates that aggrieved persons must have right of access to the High court for redress. Article 20 (2) expressly stipulates that where the compulsory acquisition involves the displacement of any inhabitants the state shall resettle them on suitable alternative site having regard to their Socio-cultural values and economic wellbeing.

2.2.2 Farm Lands (Protection) Act 1962 (Act 107)

The Farm Lands Act upholds the principles that where a person, in this Act referred to as a farmer, acquires land after the commencement of this Act for the purposes of farming and does not farm a part or the whole of that land for a period of eight years from the date of the acquisition, his title to the whole of the land or that portion that has not been farmed shall be deemed for all purposes to have been extinguished.

Where a farmer has, in good faith, at any time after the thirty-first day of December, 1940, and before the commencement of this Act, acquired any land by customary law or otherwise in a prescribed area for purposes of farming and has begun farming on that land within eight years from the date of such acquisition, this section shall, notwithstanding any defect in the title to the contrary, operate to confer valid title on

such farmer provided that the land in question had not been farmed by any other person for a period of eight years previous to the acquisition by the farmer.

Where there are any proceedings for vacant possession on the ground that a person other than the farmer who acquired the land under the preceding subsection is entitled to the land or proceedings have been instituted or are instituted by such farmer on the ground that his title to the land is being in any manner challenged, the Court, where it considers that if this Act had not been passed a possession order would fall to be made by reason that the acquisition taken by the farmer did not operate to confer on him the title to the land, but that to make an order would cause hardship and injustice to the person against whom it would fall to be made, may, instead of making the possession order, make an order providing that the acquisition by the farmer shall be deemed for all purposes to have operated to confer on him the title to the land.

Where an order is made under the immediately preceding subsection and the Court considers that the order would by itself cause hardship and injustice to any person, the Court may make a further order requiring the person in whose favour the order is made to pay the other person a sum of money by way of compensation provided that the aggregate of any such sum ordered to be paid under this section shall not exceed an amount equal to twice the value of the consideration paid at the date of the purported acquisition

Any person who procures or attempts to procure any other person to give up possession of land by any means other than by due process of a Court of competent jurisdiction shall be guilty of a misdemeanour.

2.2.3 The State Lands Act 1960 (Act 125 as Amended)

This is the principal Law under which private lands could be compulsorily acquired. The Law empowers the President to acquire any land for the public benefit. The Act and its Regulation; that is State Lands Regulation 1962 LI 230 details out the mechanism and procedure for compulsorily acquiring lands. It is a mandatory requirement that a copy of the instrument of acquisition be served on any person having an interest in or possession of such lands or be affixed at a convenient place on the land and be published thrice in a newspaper circulating in the district where the land is situated.

The Act emphasizes the payment of compensation to the victim of acquisition made under the Act. The basis of the said Compensation should be either the market value or Replacement value. Costs of disturbance and incidental expenses or other damage suffered are to be considered in the award of compensation.

2.2.4 Administration of Lands Act 1962 Act 123

Act 123 of 1962 was enacted to facilitate the management and administration of stool lands (and other lands). The Act empowers the Minister responsible for the lands to manage stool lands in accordance with the provision of the law. The entitlements are however to be assessed by giving due consideration to the values of the land (and other losses suffered) and the benefits to be derived by the people in the area (by way of the use to which the state is going to put the land).

2.2.5 The Ghana Land Policy 1999

The Government of Ghana in 1999 put together the above policy to serve as a broad framework and policy guidelines aimed at enhancing land management systems, land use, conservation of land resource and enhancing environmental quality. All these are intended to ensure coordinated and orderly use of land, a vital resource, by present and future generations. Ultimately the policy seeks to give protection to proprietary rights and promote the concept of prompt payment of adequate and fair compensation for compulsorily acquired lands and also create the enabling environment for community participation in sustained land management.

2.3 IFC's Performance Standards on Environmental and Social Sustainability.

In January 2012, the IFC introduced its revised set of eight Performance Standards on social and environmental sustainability. The IFC applies the Performance Standards to evaluate and manage social and environmental risks and impacts in its private sector financing. The eight Performance Standards establish standards that the client is to meet throughout the life of an investment by IFC are:

- 1) Performance Standard 1: Assessment and Management of Environmental and Social Risks and Impacts
- 2) Performance Standard 2: Labor and Working Conditions
- 3) Performance Standard 3: Resource Efficiency and Pollution Abatement
- 4) Performance Standard 4: Community Health, Safety and Security
- 5) Performance Standard 5: Land Acquisition and Involuntary Resettlement
- 6) Performance Standard 6: Biodiversity Conservation and Sustainable Management of Living Natural Resources

- 7) Performance Standard 7: Indigenous Peoples
- 8) Performance Standard 8: Cultural Heritage.

Performance Standard 1 underscores the importance of managing social and environmental performance throughout the life of a project. Specifically, the objectives of Performance Standard 1 are:

- a) To identify and assess social and environment impacts, both adverse and beneficial, in the project's area of influence
- b) To avoid, or where avoidance is not possible, minimize, mitigate, or compensate for adverse impacts on workers, affected communities, and the environment
- c) To ensure that affected communities are appropriately engaged on issues that could potentially affect them
- d) To promote improved social and environment performance of companies through the effective use of management systems.

The other standards (Performance Standards 2-8) spell out the requirements to avoid, minimize, mitigate or compensate for impacts on people and the environment, and to improve conditions where appropriate. While all relevant social and environmental risks and potential impacts should be considered as part of the assessment, Performance Standards 2 through 8 describe potential social and environmental impacts that require particular attention in emerging markets. Where social or environmental impacts are anticipated, the client is required to manage them through its Social and Environmental Management System consistent with Performance Standard 1.

It is noted that PS 7: Indigenous Peoples (IPs) does not apply to this project since local communities are part of overall Ghanaian mainstream society and do not possess all the characteristics of IPs listed in PS 7.

2.3.1 IFC Environmental, Health and Safety (EHS) Guidelines

The EHS Guidelines are technical reference documents which provide general and industry-specific examples of best international practices in environmental management, as defined in IFC's Performance Standard 3 on Pollution Prevention and Abatement. The Guidelines are grouped under Environmental, Occupational Health and Safety, Community Health and Safety, and Construction and Decommissioning. Guidelines that are considered relevant for the establishment of the proposed agricultural project will be consulted during the ESIA.

2.4 Legal Framework

2.4.1 Environmental Assessment

The current legal and institutional framework for environmental assessment is based on the:

- Environmental Protection Agency Act, 1994 (Act 490)
- Ghana Environmental Impact Assessment Procedures (1995)
- Environmental Assessment Regulations, 1999 (LI 1652)
- Environmental Assessment (Amendment) Regulations, 2002 (LI 1703)

The enactment of the Environmental Protection Agency Act 1994 (Act 490) which replaced Environmental Protection Council with the Environmental Protection Agency (EPA) provided the initial legal backing for the establishment of an EIA system in Ghana. The Act mandated the Agency, among others, to ensure compliance with the laid down EIA Procedures in the planning and execution of development projects, including compliance in respect of existing projects.

The Act established the EPA and grants it enforcement and standard setting powers and the power to ensure compliance with such standards and guidelines. The Act also mandates the EPA to ensure compliance with the Ghana Environmental Assessment requirements and procedures. To facilitate compliance with the above requirement, the Ghana EIA Procedures was published in June 1995. The procedures provide a step-by-step approach for the assessment of proposed developments. This marked the beginning of formal EIA administration and implementation in Ghana.

Pursuant to section 28 of the EPA Act 1994, the Environmental Assessment Regulations, 1999, (LI 1652) was enacted to provide the necessary specific and complete legal backing for EIA system in Ghana. The procedures contain a logical step-wise environmental assessment system with provisions for, among others:

- 1) registration of proposed and existing undertakings;
- 2) screening with schedules of undertakings requiring EPA registration and mandatory EIA;
- 3) submission of various levels of Environmental Reports for review and approval;
- 4) Environmental Assessment Reports Review System;

- 5) Issuance of environmental permits and certificates prior to commencement of developments.

The Act prescribes the guidelines for conducting EIA and identifies the various projects for which EIA is mandatory. According to Schedule 2 (Regulation 3) projects as described in the AAFF Project fall within the category of developments for which EIA is mandatory. The regulations prohibit commencing an “undertaking” (including plantation projects of 40 or more hectares) without prior registration and environmental permit. The Environmental Assessment (Amendment) Regulations, 2002 (LI 1703) set out the fee regime for processing and environmental permit fees associated with EIA and related assessment.

2.5 Other relevant legislation

Other legislation and policies relevant to the development and operation of the proposed farm include:

2.5.1 The Food and Agriculture Sector Development Policy, 2002

The Policy emphasizes the optimum and sustainable utilization of all resources and commercialization of the sector with market-driven growth in mind. It outlines the opportunities in the agricultural sector and the potential roles each stakeholder should play from production through all forms of value addition to marketing.

2.5.2 The Land Policy, 1999

The Policy sets out a broad framework and policy guidelines for land administration and utilization. The main objective is to provide guidelines aimed at enhancing land management systems, land use, conservation of land resources and enhancing environmental quality.

2.5.3 Water Resources Commission Act, 1996 (Act 522)

The Act established the Water Resources Commission and grants it authority to regulate and manage the utilization of water resources in Ghana. The Act also empowers the Water Resources Commission to coordinate any national policy that relates to water resources. Section 13 (a and b) of the Act prohibits the diversion, damming, storage, abstraction, construction or maintenance works for the use of water resources without prior approval by the Water Resources Commission. Besides, section

28 authorizes the Commission to request information required for the efficient performance of its functions from a person, who shall, subject to any other law, comply with the request.

2.5.4 Local Government Act 462, 1994

District Assemblies will be responsible for the development, improvement and maintenance of human settlements and environment in the district and local levels. The Assemblies are therefore responsible for the management and maintenance of infrastructure within their respective jurisdiction.

2.5.5 Labour Act, 2003 (Act 651)

The Labour Act, 2003 (Act 651) consolidates existing laws relating to labour, employers, trade unions and industry. The Act provides for, among others, the rights and duties of employers and workers; what is a legal or illegal strike; guarantees trade unions and freedom of associations. The Act led to the establishment of the Labour Commission to mediate and act in respect of all labour issues. Under Part XV (Occupational Health, Safety and Environment), the Act explicitly indicates that it is the duty of an employer to ensure that every worker employed works under satisfactory, safe and healthy conditions.

2.5.6 Factories, Offices and Shops Act, 1970 (Act 328)

The Act spells out the responsibilities of an employer in ensuring a safe and healthy work environment that guarantees the health and safety of employees.

2.5.7 Resettlement Planning and Implementation

The client will carry out a census with appropriate socio-economic baseline data to identify the persons who will be displaced by the project to determine who will be eligible for compensation and assistance. The client will establish a cut-off date for eligibility in order to discourage inflow of people who are ineligible for the project.

The client will develop a resettlement action plan or a resettlement framework in respect to the physical displacement of people based on a Social and Environment Assessment that covers, at a minimum, the applicable requirements of the Performance Standard regardless of the number of people affected. The plan will be designed to mitigate the negative impacts of displacement, identify development opportunities, and establish the entitlements of all categories of affected persons. Documentation of all transactions to

acquire land rights, as well as compensation measures and relocation activities will also be made available by the client.

2.5.8 Displacement

Displaced persons may be classified as persons: (i) who have formal legal rights to the land they occupy, (ii) who do not have formal legal rights to land, but have a claim to land that is recognized or recognizable under the national laws or (iii) who have no recognizable legal right or claim to the land they occupy. The census will establish the status of the displacement persons.

Land acquisition for the project may result in the physical displacement of people as well as their economic displacement. As a result, requirements for both physical displacement and economic displacement may apply

3.0 PROJECT DESCRIPTION

3.1 *Project Location*

AAFF is located within the Kwahu North District in the Eastern region of Ghana. The district is located between Latitudes $6^{\circ} 40' N$ and $7^{\circ} 10' N$; and longitudes $0^{\circ} 40' W$ and $0^{\circ} 10' W$. With a total land area of $5,040 \text{ km}^2$ (504,000 ha), the district shares boundaries to the south with Kwahu South District, to the east with the Volta River, to the west with two Districts in the Ashanti Region, namely the Sekyere-East and Asante-Akim Districts and to the north with the Sene and Atebubu Districts in the Brong Ahafo Region.



Figure 1 A map showing the District of Project

Source: AAFF Scoping Report, 2013

The farm is based on the shore allowing access to water for irrigation and large scale transport of goods to and from the Lake Volta port at Akosombo. The proposed project is located at Aframso in the Kwahu North District of Ghana.

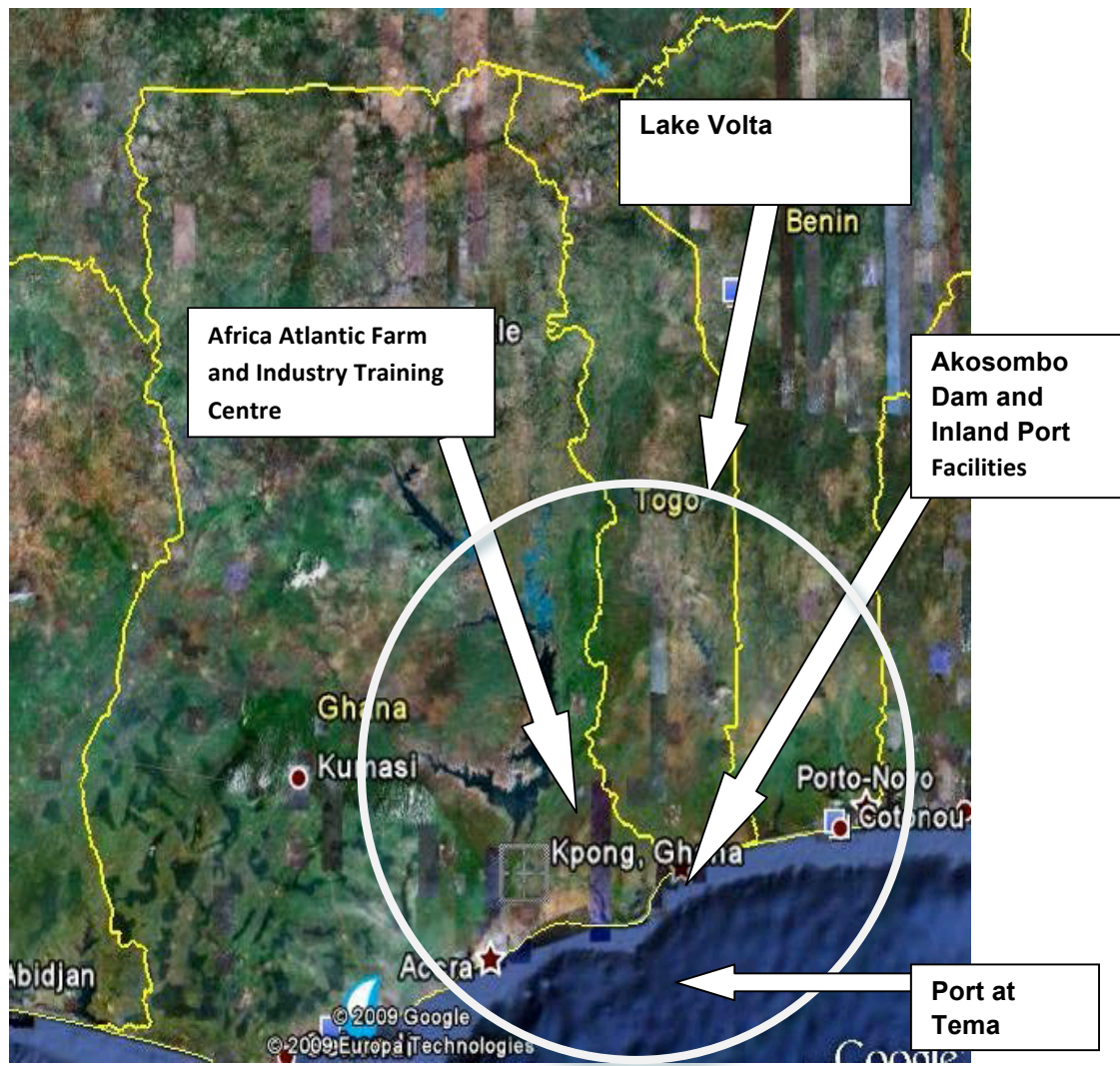


Figure 2 A map showing project location and its environs

Source: 2013 Africa Atlantic Investment Presentation.

From the figure above, Volta Region can be found at the South-East part of the Map of Ghana. Lake Volta traverses Towns like Accra, Kumasi and Kpone where the Akosombo Dam is located. Africa Atlantic Farm can be found at Kwahu North. The farm site is on an island beyond Lake Volta. The link road is through Tafo to Kotoso and a 45mins-1hr travel by water to Agbokpakope. At Agbokpakope, the community relations coordinator, Emily Daher and the farm manager Craig Nelson will take you round the maize plantation and all the other communities that falls within the project area.

3.2 *Project Objective and Justification*

The intent of the AAF is to extend the size of its farm land every farming season and since there are settlements around the proposed land of about 10,497 hectares, the need of the Environmental and Social Impact Assessment to help determined potential impacts that are likely to affect the society/community and the dwellings in order to avoid or mitigate against them.

Below is a table showing the timeline of their major event since 2009 to date